

ORDINANCE NO. 51

ESTABLISHING DISTRICTS OR ZONES AND REGULATING THEREIN THE USE OF PROPERTY, HEIGHT OF BUILDINGS, AND REQUIRING OPEN SPACES FOR LIGHT AND VENTILATION OF SUCH BUILDINGS, IN THE CITY OF TORRANCE.

The Board of Trustees of the City of Torrance do ordain as follows:

Section 1. That public health, comfort, convenience, safety and welfare in the City of Torrance require that the use of private property be regulated, and that districts or zones be established throughout the city within some of which it shall be lawful and in others unlawful to erect, alter or maintain certain buildings or make certain uses of property; that therefore various parts of said city be residential, business and industrial districts or zones which, in turn, are subdivided so as to provide in all for eight different classifications; that said classifications are shown and delineated on that certain map entitled "Diagram of Use of Districts, Building Zone Map of the City of Torrance" filed in the office of the city clerk, and hereby adopted as the official Zone Map of said city and made a part of this ordinance.

RESIDENCE DISTRICTS

Class I.

Residence Districts of Class I are hereby established as shown on said map; and no building, structure or premises shall be erected, altered or maintained in any of said districts which is designed, intended or used for the accommodation of more than a single family and has more than one kitchen, unless said restriction is removed as hereinafter provided; however, a portion of such a dwelling may be used for dressmaking or the office of a physician, surgeon, dentist or notary public, or for the studio of an artist, teacher or musician. No single family dwelling shall be more than two and one-half (2 1/2) stories or thirty-five (35) feet in height from the top of the curb to the finished ceiling line of the attic.

RESIDENCE DISTRICTS

Class II.

Residence Districts of Class II are hereby established as shown on said map; and no building, structure or premises shall be erected, altered or maintained in any of said districts which is designed, intended or used for any purpose other than a single family dwelling, flats, tenements, boarding house, lodging house, club, fraternity dwelling, apartment house or hotel without stores; provided professional or vocational offices, such as specified in Class I, may be established therein. No building or structure shall be erected, altered or maintained in Residence Districts of Class II which shall be more than three and one-half (3 1/2) stories or forty-five (45) feet in height from the top of the curb to the finished ceiling of the attic.

BUSINESS DISTRICTS

Class III

Business Districts of Class III are hereby established as shown on said map; and no building, structure or premises shall be erected, altered or maintained in any of said districts which is designed, intended or used for any purpose other than a residence of Classes I or II, business or professional offices, retail stores, trades or theaters. Light manufacturing may be carried on therein in connection with such uses, provided not more than twenty-five per cent (25%) of the total floor space of a building or structure is used therefor, but no business, trade, or industry shall be permitted in any of said districts which is noxious or offensive by reason of the emission of odor, dust, smoke, gas, vibration or noise.

BUSINESS DISTRICTS

Class IV.

Business Districts of Class IV are hereby established as shown on said map; and no building, structure or premises shall be erected, altered or maintained in any of said districts which is designed, intended or used for any purpose other than a residence of Classes I or II, or an assembly hall, church, or private school.

BUSINESS DISTRICTS

Class V

Business Districts of Class V are hereby established as shown on said map; and no building, structure, or premises shall be erected, altered or maintained in any of said districts which is designed, intended or used for any other purposes than those of Classes I, II, III and IV hereof, or for park, undertaking parlor, public garage, gasoline or oil supply station, feed,

fuel or construction material business, dyeing or dry cleaning establishment or any wholesale business.

BUSINESS DISTRICTS

Class VI

Business Districts of Class VI are hereby established as shown on said map; and no building, structure or premises shall be erected, altered or maintained in any of said districts which is designed, intended or used for any other purposes than those of Classes I or II, or for a clinic, day nursery, charitable institution, sanitarium, asylum, private hospital, or other institution for the treatment of disease.

INDUSTRIAL DISTRICTS

Class VII.

Industrial Districts of Class VII are hereby established as shown on said map; and no building, structure or premises shall be erected, altered or maintained in any of said districts which is designed, intended or used for any other purposes than those of Classes I, II, III, IV, V, wholesale or retail business or industry; provided no crematory shall be permitted in any of said districts, nor any business, trade or industry which involves the making or utilization of soap, candles, glue, tallow, gunpowder or other explosives; or which involves bone boiling, tanning, dressing or preparing skins, hides or leather, nor any business, trade or industry which is noxious by reason of the undue emission of odor, dust, smoke, gas, vibration or noise.

INDUSTRIAL DISTRICTS

Class VIII.

Industrial Districts of Class VIII are hereby established as shown on said map; and a building, structure or premises may be erected, altered or maintained therein for any business, industrial or other use not prohibited by law.

EXISTING BUILDINGS AND PREMISES

Section 2. Any lawful use existing in any building, structure or premises at the time of the passage of this ordinance may be continued therein, although not conforming to the district in which it is maintained; provided that in case a business or industry is being maintained in a residence district at the time of the passage of this ordinance, the building, structure or premises in which it is maintained shall not be enlarged in height or bulk or reconstructed of more permanent material.

REVERSIONS OF EXCEPTIONS

Section 3. In case a building or structure on any premises which is bounded on three or more sides by a different Use District should be razed or removed, or be more than fifty per cent (50%) burned, destroyed or deteriorated, then, and without further action by the board, such premises shall be automatically reclassified, without notice, as a district of the same class to which it had previously formed an exception; and thereafter such premises shall be subject to all the restrictions of such new classification. For the purpose of ascertaining the kind of districts by which such a building, structure or premises is bounded, any intervening streets or alleys shall be disregarded.

PRIVATE GARAGES AND OTHER OUTBUILDINGS

Section 4. The customary outbuildings such as private garages or other subordinate buildings may be erected, altered or maintained as accessories to any main building, provided their use is incidental to the use of such main building and they are situated on the same lot or parcel of land as the main building.

Garages or other subordinate buildings in "residence districts," erected, altered or maintained for the purpose of renting them out to persons other than those occupying the main building on the same lot, shall not be deemed accessories, but such use shall be deemed a "business" and constitute a violation of this section.

CHANGING FROM CLASS I TO CLASS II.

Section 5. The owner of any property in a Residence District of Class I may erect or remodel a building therein so that such building may be used for any of the purposes authorized in Residence Districts of Class II, provided the application for a building permit therefor is accompanied by the written consents of the owners or authorized agents of more than one-half of the area of property situated within three hundred (300) feet outside of the exterior boundaries of the property on which the building is proposed to be erected or remodeled; provided the owner of such property shall first file with the city clerk, in

writing, a declaration of his intention to circulate a petition for such written consents.

Immediately upon receipt of such a declaration the city clerk shall cause to be conspicuously posted along that portion of all streets within the area aforementioned, and at least one (1) on each side of each block or fraction of block therein, notices of the filing of said declaration of intention. At least three of said notices shall be posted on the side of the block in which the change is proposed, and three on the side of the block opposite thereto. Said notices shall be headed "NOTICE TO CHANGE ZONE," in type one (1) inch in height or larger, briefly describing the building proposed to be erected or remodeled, and notifying all property owners within said area that it is the intention to circulate a petition for such written consents. All of said notices shall be posted at least five days before any paper is circulated for signatures, and any signature obtained prior to the expiration of said five (5) days shall be null and void and of no effect. Said notices shall be substantially in the following form:

NOTICE TO CHANGE ZONE
Notice is hereby given that it is the intention of the owner of the property described as follows:

_____ District, Class _____ to a _____ District, Class _____, as the same is defined by Ordinance No. 51.

(Signed) _____
President of the Board of Trustees.

Attest: _____
City Clerk.

TEMPORARY USES
Section 11. Notwithstanding any of the foregoing provisions, the Board of Trustees may, upon petition, notice and hearing aforementioned, recommend the granting of a temporary permit to use certain specified property for a purpose not authorized in the district in which such property is located. Such temporary permit may be granted by motion or resolution, and shall be revocable at the will of the Board of Trustees or extend for a time specified in the grant thereof, and it may be granted subject to such other limitations and conditions as the Board of Trustees may impose.

RENEWING A PETITION
Section 12. Whenever a petition for changing and reclassifying certain property has been denied, the same cannot be renewed for six months thereafter unless the renewed petition be signed by the owners of at least fifty per cent (50%) of the property owners of which previously objected to the change; however, this provision shall not prevent the Board of Trustees from acting on its own initiative in any case or at any time, as provided in Section 9 hereof.

YARD AREAS FOR RESIDENCE DISTRICTS
Section 13. No buildings or structures shall be erected or altered in Residence Districts of Class I which are not detached at least four (4) feet from the side line of the adjoining property; provided, that where a building covers a portion of two lots, the two shall be treated as one for the purposes of this section; and provided further, that the requirements hereof shall not apply to garages or accessory structures situated in the rear of any lot and beyond the rear line of any residence thereon. No buildings or structures shall be erected on any lot or have additions made thereto so that the aggregate area covered by all the buildings or structures on said lot shall exceed fifty per cent (50%) of the total area of said lot.

The yard areas for Residence Districts of Class II shall be the same as provided by the State Tenement House Act.

SET-BACK LINES
Section 14. It shall be unlawful for any person, company or corporation to erect or locate a building or other structure on any lot in a residence district unless the same be set back from the street in front thereof to a line not less than twenty feet from the front street line of such lot and which, in the case of corner lots, shall also be set from the side street to a line not less than ten feet from the side street line; where there are lots in the same block to the rear of said property and which front on said side street, and provided that where not more than two lots front on a street in a block the buildings on said lots shall not be nearer than ten feet from the front street line of said lots. A porch shall not be constructed to be part of a house with-

hear the petitioners requesting the change and those who filed written objections thereto, and, after due consideration of the matter, the board shall render a decision granting or denying the petition and such decision shall be final. In case the petition is granted by the board it shall pass an ordinance reclassifying the district accordingly.

BOARD OF TRUSTEES MAY CHANGE ON ITS OWN INITIATIVE
Section 9. The Board of Trustees may make any changes or reclassification on its own initiative, and without a petition therefor, provided that notice and a hearing be held by the Board of Trustees in the time, form and manner as hereinbefore provided for notice and hearing.

CHANGES BY ORDINANCE
Section 10. All changes or reclassifications shall be made by an ordinance substantially in the following form:

ORDINANCE NO. _____
RECLASSIFYING PROPERTY
The Board of Trustees of the City of Torrance do ordain as follows:

_____ District, Class _____ to a _____ District, Class _____, as the same is defined by Ordinance No. 51.

(Signed) _____
President of the Board of Trustees.

Attest: _____
City Clerk.

TEMPORARY USES
Section 11. Notwithstanding any of the foregoing provisions, the Board of Trustees may, upon petition, notice and hearing aforementioned, recommend the granting of a temporary permit to use certain specified property for a purpose not authorized in the district in which such property is located. Such temporary permit may be granted by motion or resolution, and shall be revocable at the will of the Board of Trustees or extend for a time specified in the grant thereof, and it may be granted subject to such other limitations and conditions as the Board of Trustees may impose.

RENEWING A PETITION
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Section 13. No buildings or structures shall be erected or altered in Residence Districts of Class I which are not detached at least four (4) feet from the side line of the adjoining property; provided, that where a building covers a portion of two lots, the two shall be treated as one for the purposes of this section; and provided further, that the requirements hereof shall not apply to garages or accessory structures situated in the rear of any lot and beyond the rear line of any residence thereon. No buildings or structures shall be erected on any lot or have additions made thereto so that the aggregate area covered by all the buildings or structures on said lot shall exceed fifty per cent (50%) of the total area of said lot.

The yard areas for Residence Districts of Class II shall be the same as provided by the State Tenement House Act.

SET-BACK LINES
Section 14. It shall be unlawful for any person, company or corporation to erect or locate a building or other structure on any lot in a residence district unless the same be set back from the street in front thereof to a line not less than twenty feet from the front street line of such lot and which, in the case of corner lots, shall also be set from the side street to a line not less than ten feet from the side street line; where there are lots in the same block to the rear of said property and which front on said side street, and provided that where not more than two lots front on a street in a block the buildings on said lots shall not be nearer than ten feet from the front street line of said lots. A porch shall not be constructed to be part of a house with-

nature was obtained by fraud or misrepresentation.

Whenever sufficient written consents have been obtained and property has been changed from Class I to Class II, as herein provided, the building inspector shall immediately notify the Board of Trustees so that the change or reclassification may be made by ordinance as provided in Section 10 hereof.

CHANGING FROM ANY DISTRICT TO ANOTHER
Section 6. Any property in any district whatever may be changed and reclassified in the manner following:

The owner of such property shall first file with the city clerk, in writing, a declaration of his intention to circulate a petition to have his property reclassified.

Immediately upon receipt of such a declaration, the city clerk shall cause to be conspicuously posted along that portion of all the streets within an area of three hundred (300) feet outside the exterior boundaries of the property desired to be reclassified, and at least one (1) on each side of each block or fraction of block therein, notices of the filing of said declaration of intention. At least three (3) of said notices shall be posted on the side of the block in which the change is proposed, and three (3) on the side of the block opposite thereto. Said notices shall be headed "NOTICE TO CHANGE ZONE" in type one (1) inch in height or larger, briefly describing the property and the change desired, and notifying all property owners within the area aforementioned of the intention to circulate such a petition, also that said petition will come up for hearing before the Board of Trustees on a certain day and hour (specifying the same), which time shall be fixed by the city clerk upon agreement with the petitioner. All of said notices shall be posted at least five (5) days before any petition may be circulated for signature, and any signatures obtained prior to the expiration of said five (5) days shall be null and void and of no effect. Said notices shall be substantially in the following form:

NOTICE TO CHANGE ZONE
Notice is hereby given that it is the intention of the owner of the property described as follows:

_____ District, Class _____ to a _____ District, Class _____, in order that _____ may be constructed and maintained thereon. Said petition, in case sufficient signatures are secured, will come up for hearing before the Board of Trustees in the City Hall, _____ evening, _____ at 8 o'clock P. M.

Posted _____ 19____
City Clerk.

Section 7. After five (5) days have elapsed from the time of posting said notices, but not later than thirty (30) days thereafter, a petition, describing the change desired, may be circulated for signatures and then filed with the city clerk. Said petition shall be accompanied by general plans or a sketch of the building desired to be constructed on the property to be changed and reclassified, and shall have an affidavit annexed thereto certifying to the authenticity of the signatures. Said petition and affidavit shall be substantially in the same form as set forth in Section 5 hereof. Any informality in a petition, or any question as to the sufficiency of a petition shall be decided by the Board of Trustees, and the decision of the commission shall be final and conclusive.

At any time prior to said hearing any owner of property situated within the area aforesaid, may make written objections to the proposed change, and deliver them to the city clerk.

HEARINGS BEFORE THE BOARD OF TRUSTEES
Section 8. All hearings on such petitions shall be held before the Board of Trustees; provided, no petition shall be heard or be entitled to receive any consideration whatever unless it has been signed by the owners or authorized agents of not less than thirty per cent (30%) of the area of property situated within three hundred (300) feet outside of the exterior boundaries of the property proposed to be changed and reclassified. The Board of Trustees shall

writing, a declaration of his intention to circulate a petition for such written consents.

Immediately upon receipt of such a declaration the city clerk shall cause to be conspicuously posted along that portion of all streets within the area aforementioned, and at least one (1) on each side of each block or fraction of block therein, notices of the filing of said declaration of intention. At least three of said notices shall be posted on the side of the block in which the change is proposed, and three on the side of the block opposite thereto. Said notices shall be headed "NOTICE TO CHANGE ZONE," in type one (1) inch in height or larger, briefly describing the building proposed to be erected or remodeled, and notifying all property owners within said area that it is the intention to circulate a petition for such written consents. All of said notices shall be posted at least five days before any paper is circulated for signatures, and any signature obtained prior to the expiration of said five (5) days shall be null and void and of no effect. Said notices shall be substantially in the following form:

NOTICE TO CHANGE ZONE
Notice is hereby given that it is the intention of the owner of the property described as follows:

_____ District, Class _____ to a _____ District, Class _____, as the same is defined by Ordinance No. 51.

(Signed) _____
President of the Board of Trustees.

Attest: _____
City Clerk.

TEMPORARY USES
Section 11. Notwithstanding any of the foregoing provisions, the Board of Trustees may, upon petition, notice and hearing aforementioned, recommend the granting of a temporary permit to use certain specified property for a purpose not authorized in the district in which such property is located. Such temporary permit may be granted by motion or resolution, and shall be revocable at the will of the Board of Trustees or extend for a time specified in the grant thereof, and it may be granted subject to such other limitations and conditions as the Board of Trustees may impose.

RENEWING A PETITION
Section 12. Whenever a petition for changing and reclassifying certain property has been denied, the same cannot be renewed for six months thereafter unless the renewed petition be signed by the owners of at least fifty per cent (50%) of the property owners of which previously objected to the change; however, this provision shall not prevent the Board of Trustees from acting on its own initiative in any case or at any time, as provided in Section 9 hereof.

YARD AREAS FOR RESIDENCE DISTRICTS
Section 13. No buildings or structures shall be erected or altered in Residence Districts of Class I which are not detached at least four (4) feet from the side line of the adjoining property; provided, that where a building covers a portion of two lots, the two shall be treated as one for the purposes of this section; and provided further, that the requirements hereof shall not apply to garages or accessory structures situated in the rear of any lot and beyond the rear line of any residence thereon. No buildings or structures shall be erected on any lot or have additions made thereto so that the aggregate area covered by all the buildings or structures on said lot shall exceed fifty per cent (50%) of the total area of said lot.

The yard areas for Residence Districts of Class II shall be the same as provided by the State Tenement House Act.

SET-BACK LINES
Section 14. It shall be unlawful for any person, company or corporation to erect or locate a building or other structure on any lot in a residence district unless the same be set back from the street in front thereof to a line not less than twenty feet from the front street line of such lot and which, in the case of corner lots, shall also be set from the side street to a line not less than ten feet from the side street line; where there are lots in the same block to the rear of said property and which front on said side street, and provided that where not more than two lots front on a street in a block the buildings on said lots shall not be nearer than ten feet from the front street line of said lots. A porch shall not be constructed to be part of a house with-

hear the petitioners requesting the change and those who filed written objections thereto, and, after due consideration of the matter, the board shall render a decision granting or denying the petition and such decision shall be final. In case the petition is granted by the board it shall pass an ordinance reclassifying the district accordingly.

BOARD OF TRUSTEES MAY CHANGE ON ITS OWN INITIATIVE
Section 9. The Board of Trustees may make any changes or reclassification on its own initiative, and without a petition therefor, provided that notice and a hearing be held by the Board of Trustees in the time, form and manner as hereinbefore provided for notice and hearing.

CHANGES BY ORDINANCE
Section 10. All changes or reclassifications shall be made by an ordinance substantially in the following form:

ORDINANCE NO. _____
RECLASSIFYING PROPERTY
The Board of Trustees of the City of Torrance do ordain as follows:

_____ District, Class _____ to a _____ District, Class _____, as the same is defined by Ordinance No. 51.

(Signed) _____
President of the Board of Trustees.

Attest: _____
City Clerk.

TEMPORARY USES
Section 11. Notwithstanding any of the foregoing provisions, the Board of Trustees may, upon petition, notice and hearing aforementioned, recommend the granting of a temporary permit to use certain specified property for a purpose not authorized in the district in which such property is located. Such temporary permit may be granted by motion or resolution, and shall be revocable at the will of the Board of Trustees or extend for a time specified in the grant thereof, and it may be granted subject to such other limitations and conditions as the Board of Trustees may impose.

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YARD AREAS FOR RESIDENCE DISTRICTS
Section 13. No buildings or structures shall be erected or altered in Residence Districts of Class I which are not detached at least four (4) feet from the side line of the adjoining property; provided, that where a building covers a portion of two lots, the two shall be treated as one for the purposes of this section; and provided further, that the requirements hereof shall not apply to garages or accessory structures situated in the rear of any lot and beyond the rear line of any residence thereon. No buildings or structures shall be erected on any lot or have additions made thereto so that the aggregate area covered by all the buildings or structures on said lot shall exceed fifty per cent (50%) of the total area of said lot.

The yard areas for Residence Districts of Class II shall be the same as provided by the State Tenement House Act.

SET-BACK LINES
Section 14. It shall be unlawful for any person, company or corporation to erect or locate a building or other structure on any lot in a residence district unless the same be set back from the street in front thereof to a line not less than twenty feet from the front street line of such lot and which, in the case of corner lots, shall also be set from the side street to a line not less than ten feet from the side street line; where there are lots in the same block to the rear of said property and which front on said side street, and provided that where not more than two lots front on a street in a block the buildings on said lots shall not be nearer than ten feet from the front street line of said lots. A porch shall not be constructed to be part of a house with-

in the meaning of this ordinance, provided that no part of any porch or other appurtenance shall be nearer than fourteen feet to the front property line or any lot nor nearer than five (5) feet to the line of a side street when there are lots in the rear of said property in the same block and fronting on said side street; provided, these prohibitions may be modified and a building or other structure located nearer to the street if such person, company or corporation first obtain consents in writing of the owners or their authorized agents owning a majority of the frontage of property in the block on the side of the street on which said lot has a frontage.

When, in case of a corner lot, it is desired to locate a building or structure nearer to the street on the front thereof, majority consents will have to be obtained from the owners in the block on the side thereof, as well as from the owners in the block on the front thereof.

Before any written consents may be obtained as herein provided, the owner of such lot shall file with the building inspector, in writing, a declaration of his intention to circulate a petition for changing the set-back line.

Immediately upon receipt of such a declaration, the building inspector shall cause to be conspicuously posted in the block on the side of the street upon which said lot has a frontage, at least three (3) copies of a notice of the filing of said declaration of intention. Said notices shall be headed "NOTICE TO CHANGE SET-BACK LINE" in type one (1) inch in height or larger, briefly describing the property and the change desired in the set-back line, and notifying all property owners on the face of said block of the intention to circulate such a petition.

Said notices shall be posted at least five (5) days before any petition may be circulated for signatures, and any signatures obtained prior to the expiration of the said five (5) days shall be null and void and of no effect. Said notices shall be substantially in the following form:

NOTICE OF CHANGE OF SET-BACK LINE
Notice is hereby given that it is the intention of the owner of the property described as follows:

_____ District, Class _____ to a _____ District, Class _____, in order that _____ may be constructed and maintained thereon. Said petition, in case sufficient signatures are secured, will come up for hearing before the Board of Trustees in the City Hall, _____ evening, _____ at 8 o'clock P. M.

Posted _____ 19____
City Clerk.

Section 7. After five (5) days have elapsed from the time of posting said notices, but not later than thirty (30) days thereafter, a petition, describing the change desired, may be circulated for signatures and then filed with the city clerk. Said petition shall be accompanied by general plans or a sketch of the building desired to be constructed on the property to be changed and reclassified, and shall have an affidavit annexed thereto certifying to the authenticity of the signatures. Said petition and affidavit shall be substantially in the same form as set forth in Section 5 hereof. Any informality in a petition, or any question as to the sufficiency of a petition shall be decided by the Board of Trustees, and the decision of the commission shall be final and conclusive.

At any time prior to said hearing any owner of property situated within the area aforesaid, may make written objections to the proposed change, and deliver them to the city clerk.

HEARINGS BEFORE THE BOARD OF TRUSTEES
Section 8. All hearings on such petitions shall be held before the Board of Trustees; provided, no petition shall be heard or be entitled to receive any consideration whatever unless it has been signed by the owners or authorized agents of not less than thirty per cent (30%) of the area of property situated within three hundred (300) feet outside of the exterior boundaries of the property proposed to be changed and reclassified. The Board of Trustees shall

writing, a declaration of his intention to circulate a petition for such written consents.

Immediately upon receipt of such a declaration the city clerk shall cause to be conspicuously posted along that portion of all streets within the area aforementioned, and at least one (1) on each side of each block or fraction of block therein, notices of the filing of said declaration of intention. At least three of said notices shall be posted on the side of the block in which the change is proposed, and three on the side of the block opposite thereto. Said notices shall be headed "NOTICE TO CHANGE ZONE," in type one (1) inch in height or larger, briefly describing the building proposed to be erected or remodeled, and notifying all property owners within said area that it is the intention to circulate a petition for such written consents. All of said notices shall be posted at least five days before any paper is circulated for signatures, and any signature obtained prior to the expiration of said five (5) days shall be null and void and of no effect. Said notices shall be substantially in the following form:

NOTICE TO CHANGE ZONE
Notice is hereby given that it is the intention of the owner of the property described as follows:

_____ District, Class _____ to a _____ District, Class _____, as the same is defined by Ordinance No. 51.

(Signed) _____
President of the Board of Trustees.

Attest: _____
City Clerk.

TEMPORARY USES
Section 11. Notwithstanding any of the foregoing provisions, the Board of Trustees may, upon petition, notice and hearing aforementioned, recommend the granting of a temporary permit to use certain specified property for a purpose not authorized in the district in which such property is located. Such temporary permit may be granted by motion or resolution, and shall be revocable at the will of the Board of Trustees or extend for a time specified in the grant thereof, and it may be granted subject to such other limitations and conditions as the Board of Trustees may impose.

RENEWING A PETITION
Section 12. Whenever a petition for changing and reclassifying certain property has been denied, the same cannot be renewed for six months thereafter unless the renewed petition be signed by the owners of at least fifty per cent (50%) of the property owners of which previously objected to the change; however, this provision shall not prevent the Board of Trustees from acting on its own initiative in any case or at any time, as provided in Section 9 hereof.

YARD AREAS FOR RESIDENCE DISTRICTS
Section 13. No buildings or structures shall be erected or altered in Residence Districts of Class I which are not detached at least four (4) feet from the side line of the adjoining property; provided, that where a building covers a portion of two lots, the two shall be treated as one for the purposes of this section; and provided further, that the requirements hereof shall not apply to garages or accessory structures situated in the rear of any lot and beyond the rear line of any residence thereon. No buildings or structures shall be erected on any lot or have additions made thereto so that the aggregate area covered by all the buildings or structures on said lot shall exceed fifty per cent (50%) of the total area of said lot.

The yard areas for Residence Districts of Class II shall be the same as provided by the State Tenement House Act.

SET-BACK LINES
Section 14. It shall be unlawful for any person, company or corporation to erect or locate a building or other structure on any lot in a residence district unless the same be set back from the street in front thereof to a line not less than twenty feet from the front street line of such lot and which, in the case of corner lots, shall also be set from the side street to a line not less than ten feet from the side street line; where there are lots in the same block to the rear of said property and which front on said side street, and provided that where not more than two lots front on a street in a block the buildings on said lots shall not be nearer than ten feet from the front street line of said lots. A porch shall not be constructed to be part of a house with-

in the meaning of this ordinance, provided that no part of any porch or other appurtenance shall be nearer than fourteen feet to the front property line or any lot nor nearer than five (5) feet to the line of a side street when there are lots in the rear of said property in the same block and fronting on said side street; provided, these prohibitions may be modified and a building or other structure located nearer to the street if such person, company or corporation first obtain consents in writing of the owners or their authorized agents owning a majority of the frontage of property in the block on the side of the street on which said lot has a frontage.

When, in case of a corner lot, it is desired to locate a building or structure nearer to the street on the front thereof, majority consents will have to be obtained from the owners in the block on the side thereof, as well as from the owners in the block on the front thereof.

Before any written consents may be obtained as herein provided, the owner of such lot shall file with the building inspector, in writing, a declaration of his intention to circulate a petition for changing the set-back line.

Immediately upon receipt of such a declaration, the building inspector shall cause to be conspicuously posted in the block on the side of the street upon which said lot has a frontage, at least three (3) copies of a notice of the filing of said declaration of intention. Said notices shall be headed "NOTICE TO CHANGE SET-BACK LINE" in type one (1) inch in height or larger, briefly describing the property and the change desired in the set-back line, and notifying all property owners on the face of said block of the intention to circulate such a petition.

Said notices shall be posted at least five (5) days before any petition may be circulated for signatures, and any signatures obtained prior to the expiration of the said five (5) days shall be null and void and of no effect. Said notices shall be substantially in the following form:

NOTICE OF CHANGE OF SET-BACK LINE
Notice is hereby given that it is the intention of the owner of the property described as follows:

_____ District, Class _____ to a _____ District, Class _____, in order that _____ may be constructed and maintained thereon. Said petition, in case sufficient signatures are secured, will come up for hearing before the Board of Trustees in the City Hall, _____ evening,